

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: JASON NUTT, DIRECTOR
TRANSPORTATION AND PUBLIC WORKS
COLLEEN FERGUSON, DEPUTY DIRECTOR – CAPITAL
PROJECTS ENGINEERING

SUBJECT: COURTHOUSE SQUARE REUNIFICATION PROJECT UPDATE

AGENDA ACTION: NONE

RECOMMENDATION

It is recommended by the Transportation & Public Works Department that Council receive the project status update and provide direction and feedback to staff as needed.

EXECUTIVE SUMMARY

Staff will provide Council with a current update on construction activity as well as project schedule and budget status. Construction of the Courthouse Square Reunification project is progressing quickly. Extensive public communication has been completed and is ongoing. The Project is currently on budget; however, we have started conversations with the contractor regarding an anticipated schedule delay resulting from an extensive redesign of the electrical system.

BACKGROUND

In 2004, the City Council adopted goals which included reunification of Courthouse Square. Over the following 10 years, Council took several actions in support of that goal. At the meeting on November 3, 2015, City Council approved basic design guidelines for Courthouse Square, approved the public outreach process for the interior of the square, and delegated authority to the City Manager to select a consultant team to design the improvements associated with the reunification of Courthouse Square.

City staff worked with the Chamber of Commerce to develop and implement a public outreach process for the design of the interior of the square. The City's online survey regarding the reunification of Courthouse Square received over 2,000 comments. The first public outreach meeting was held on December 12, 2015. The project designer, Carlile-Macy, used the comments from the public meeting, other comments provided to

the City, and the online survey as well as the basic design guidelines to develop alternative conceptual plans for Courthouse Square. The alternative conceptual plans were presented at a second public meeting on January 9, 2016. Public comments received from members of the public who attended the community meetings have been posted on the project website srcity.org/CHS. In response to public input, the alternative plans were refined into two draft master plan options. An addendum to the Final Tiered Environmental Impact Report (FTEIR) has also been prepared to document the consistency of each master plan option with the FTEIR.

PRIOR CITY COUNCIL REVIEW

1. On February 25, 2014, the City Council by Resolution No. 28437 certified the Final Tiered Environmental Impact Report (FTEIR) for the Reunification of Courthouse Square. The Mitigation Monitoring Program from the certified FTEIR includes various mitigation measures that would be implemented before, during and post-construction to ensure that the Courthouse Square reunification project does not have a significant effect on the environment.
2. On October 14, 2014, the City Council by Resolution No. 28568 approved the preferred alternative which includes the two peripheral streets and may include architectural features and pavilions; adopted the mitigation measures and directed staff to implement and complete the Mitigation Monitoring Program as part of the approved project.
3. On November 3, 2015, the City Council by Resolution No. 28706 authorized the City Manager to appropriate any private donations received for the project as well as up to \$500,000 from the General Fund unassigned fund balance to the project account in order to proceed with project design.
4. On April 19, 2016, the City Council by Resolution No. 28772 approved a revised Master Plan for the Courthouse Square Reunification project and, by motion, awarded a contract for construction of the project.
5. On June 14, 2016, the City Council by Resolution No. 28790 declared intention to reimburse expenditure from the proceeds of certain obligations and directing certain action.
6. On July 12, 2016, the City Council by Resolution No. 28816 approved the new, revised Master Plan for the Courthouse Square Reunification project.
7. On August 2, 2016, the City Council by Resolution No. 28834 approved the forms of the Preliminary Official Statement which includes as an exhibit the Continuing Disclosure Certificate, Site and Facilities Lease, Lease Agreement, Trust Agreement, Escrow Deposit and Trust Agreement and Certificate Purchase Agreement in connection with the execution and delivery of 2016 Certificates of Participation (Courthouse Square Project and 2007 Lease Refinancing) (the

“2016 COPs”) in order to (1) finance a portion of the costs of the Courthouse Square Reunification Project costs, (2) refinance the City’s outstanding Certificates of Participation (Building Acquisition Project) (the “2007 COPs”) for debt service savings, (3) approve the appointment of bond counsel/disclosure counsel and financial advisor for this financing, (4) rescind appropriation of \$4,533,752 from the General Fund unassigned fund balance as authorized in Resolution No. 27882, (5) appropriate \$4,200,000 from debt proceeds into the Courthouse Square Reunification Project, and (6) direct repayment of any funds already expended as authorized under Resolution No. 28790.

8. On August 16, 2016, the City Council by Resolution authorized installation and removal of temporary mid-block crosswalks on Fourth Street at the east and west sides of the Square.

ANALYSIS

CONSTRUCTION ACTIVITY:

On Friday, August 5, 2016, the section of Mendocino Avenue that connects to Santa Rosa Avenue was permanently closed. Traffic through Downtown flowed easily and without a glitch. We had a great team of traffic signal technicians, traffic engineers, and construction specialists on-site to ensure the transition went smoothly. Traffic Engineering will continue to monitor traffic flow and make modifications over the next several weeks as things stabilize.

In advance of the road closure several modifications were made to streets in the periphery of the Square including, conversion of the section of Fifth Street between B Street and Mendocino Avenue to bidirectional traffic; and removal of the left turn lane on Third Street westbound, at intersection of Third Street and B Street.

Pedestrian Circulation – With the road closure of the roadway, the construction site fencing was expanded. The walkways along east and west sides of Square remain open, and there is no pedestrian access along the north and south sides of Square.

Once the road was closed, the contractor began demolition of the center street. The paving and sidewalks from the center street are now removed. Rough grading and trenching for sewer, water and storm drain lines is nearing completion.

On Monday, August 15, an unmarked power line was hit during trenching operations on the east side of the Square. No one was hurt during the incident. Later that same afternoon, crews trenching on the west side of the Square broke a gas line. Emergency personnel responded to both incidents. PG&E crews successfully deactivated the power line that was encountered in the construction site, and sealed off the broken gas line.

CONSTRUCTION SCHEDULE:

The project is on schedule to be substantially complete by mid-November, 2016; however, the contractor has provided staff with a potential project delay of up to 34 days due to changes to the design of the electrical facilities and uncertain timeline for procurement of some electrical components. This potential delay is very preliminary and staff is actively working with the contractor to determine the full extent of the delay and begin to identify activities and actions that could help them recover some of that time.

At this time, we do not anticipate that this will change the program for the Winter Lights celebration or cause further disruption to the downtown business community. Once we fully understand the extent of the delay we will reach out to the business community and Chamber of Commerce so they clearly understand what to expect.

COMMUNICATIONS UPDATE:

A broad scale public outreach occurred in advance of the road closure. A map was developed to illustrate the recommended north-south routes for through traffic. The map graphic was shared widely via social media, the project website, print, newsletters and GovDelivery.

DESIGN AND ENGINEERING UPDATE

The redesigned electrical system, and the Asawa Fountain underground designs have been completed. Design of the kiosks and decorative light features are being finalized for off-site fabrication.

FISCAL IMPACT

As described during the presentation to Council as part of the contract award action on April 19, 2016, staff intends to keep Council informed of the details as construction proceeds and actual construction costs and construction management and inspection costs are incurred. The table below shows costs incurred to date in the “Expended” column and the authorized contract, contingency (10%) and construction management and inspection (10%) amounts in the “Budgeted” column. Approximately 50% of the time scheduled for construction of the project has been expended.

EXPENDITURES	BUDGETED	EXPENDED		REMAINING	
Design	\$906,000	\$897,000	99% of budgeted amount	\$9,000	1% of budgeted amount
Construction	\$6,719,000	\$1,382,000	21% of budgeted amount	\$5,337,000	79% of budgeted amount
Construction Contingency	\$672,000	\$204,000	30% of budgeted amount	\$468,000	70% of budgeted amount
Construction Management and Inspection	\$672,000	\$261,000	39% of budgeted amount	\$411,000	61% of budgeted amount
TOTAL	\$8,969,000	\$2,744,000		\$6,225,000	

ENVIRONMENTAL IMPACT

Council certified the Final Tiered Environmental Impact Report on February 25, 2014. An Addendum to the FTEIR has been prepared pursuant to Section 15164 of the California Environmental Quality Act for the updated plan options, and documents that the project involves only minor technical changes and additions. It further documents that none of the conditions described in Section 15162, which would require a subsequent EIR, have occurred because neither Courthouse Square Reunification Master Plan involves substantial changes to the project or the circumstances under which the project has been undertaken. Based on this analysis, staff found it appropriate to rely on the FTEIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

In addition to the City Council, the Courthouse Square Reunification project has been on the agenda of the Bicycle and Pedestrian Advisory Board, the Art in Public Places Committee, the Board of Community Services, the Community Advisory Board and the Downtown Subcommittee.

NOTIFICATION

Not applicable

ATTACHMENTS

- None

CONTACT

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